

Change of Zone 06016

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the
3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown
4 thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
8 boundaries of the districts established and shown on said Maps as follows:

9 Lot 36 I.T., a portion of Lot 66 I.T., a of portion of Lot 71 I.T., a
10 portion of Lot 100 I.T., and a portion of Lot 101 I.T., all located in
11 the East Half of Section 23, Township 9 North, Range 7 East of
12 the 6th P.M., City of Lincoln, Lancaster County, State of
13 Nebraska, and more particularly described as follows:

14 Commencing at the northwest corner of said Lot 100 I.T.; thence
15 southeasterly along a westerly line of said Lot 100 I.T., said line
16 being an east line of South 91st Street right-of-way on an
17 assumed bearing of south 27 degrees 39 minutes 47 seconds
18 east, a distance of 54.44 feet to a point of curvature; thence along
19 a curve in a clockwise direction, having a delta angle of 00
20 degrees 47 minutes 06 seconds, a radius of 1,065.00 feet, an arc
21 length of 14.59 feet, a chord bearing of south 27 degrees 16
22 minutes 14 seconds east along a west line of said Lot 100 I.T.,
23 said line being an east line of said right-of-way, and a chord
24 distance of 14.59 feet to a point, said point being the point of
25 beginning; thence north 75 degrees 00 minutes 41 seconds east,
26 a distance of 1,854.76 feet to a point of intersection with the east
27 line of Lot 100 I.T., said point being on the west line of South 98th
28 street right-of-way; thence south 00 degrees 07 minutes 15
29 seconds east along the east line of said Lot 100 I.T., and the east
30 line of Lot 101 I.T., said line being the west line of said right-of-
31 way, said line being 33.00 feet west of and parallel with the east

line of the Northeast Quarter of said Section 23, a distance of 839.84 feet to the southeast corner of said Lot 101 I.T., said point being on the north line of Lot 36 I.T.; thence south 89 degrees 52 minutes 55 seconds east along the north line of said Lot 36 I.T., said line being the north line of the Southeast Quarter of said Section 23, a distance of 33.00 feet to the northeast corner of said Lot 36 I.T., said point being the northeast corner of said Southeast Quarter; thence south 00 degrees 07 minutes 24 seconds east along the east line of said Lot 36 I.T., and the east line of Lot 66 I.T., said line being the east line of said Southeast Quarter, a distance of 892.05 feet to a point; thence south 90 degrees 00 minutes 00 seconds west, a distance of 405.86 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 18 degrees 12 minutes 50 seconds, a radius of 1,033.00 feet, an arc length of 328.38 feet, a chord bearing of north 80 degrees 53 minutes 35 seconds west, and a chord distance of 327.00 feet to a point of tangency; thence north 71 degrees 47 minutes 10 seconds west, a distance of 66.44 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 09 degrees 27 minutes 28 seconds, a radius of 1,033.00 feet, an arc length of 170.52 feet, a chord bearing of north 67 degrees 03 minutes 26 seconds west, and a chord distance of 170.33 feet to a point of tangency; thence north 62 degrees 19 minutes 42 seconds west, a distance of 211.09 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 07 degrees 22 minutes 03 seconds, a radius of 558.00 feet, an arc length of 71.75 feet, a chord bearing of north 58 degrees 38 minutes 40 seconds west, and a chord distance of 71.70 feet to a point of curvature of a non tangent curve; thence along a curve in a clockwise direction, having a delta angle of 139 degrees 51 minutes 42 seconds, a radius of 97.00 feet, an arc length of 236.78 feet, a chord bearing of north 50 degrees 22 minutes 50 seconds west, and a chord distance of 182.22 feet to a point of curvature of a non tangent curve; thence along a curve in a clockwise direction, having a delta angle of 30 degrees 11 minutes 37 seconds, a radius of 573.00 feet, an arc length of 301.96 feet, a chord bearing of north 21 degrees 22 minutes 57 seconds west, and a chord distance of 298.48 feet to a point; thence north 83 degrees 42 minutes 51 seconds east, a distance of 96.00 feet to a point of curvature of a non tangent curve; thence along a curve in a clockwise direction, having a delta angle of 06 degrees 17 minutes 09 seconds, a radius of 477.00 feet, an arc length of 52.33 feet, a chord bearing of north 03 degrees 08 minutes 34 seconds west, and a chord distance of 52.30 feet to a point of tangency; thence north 00 degrees 00 minutes 00 seconds east, a distance of 94.45 feet to a

point; thence north 56 degrees 45 minutes 27 seconds east, a distance of 106.73 feet to a point; thence north 10 degrees 51 minutes 05 seconds west, a distance of 184.48 feet to a point of intersection with the south line of Lot 100 I.T., said point being a point of curvature of a non tangent curve; thence along a curve in a clockwise direction, having a delta angle of 51 degrees 58 minutes 18 seconds, a radius of 50.00 feet, an arc length of 45.35 feet, a chord bearing of north 74 degrees 24 minutes 38 seconds west along a southwest line of said Lot 100 I.T., and a chord distance of 43.81 feet to a point of tangency; thence north 48 degrees 25 minutes 29 seconds west along a southwest line of said Lot 100 I.T., a distance of 29.36 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 50 degrees 02 minutes 26 seconds, a radius of 50.00 feet, an arc length of 43.67 feet, a chord bearing of north 23 degrees 24 minutes 16 seconds west along a southwest line of said Lot 100 I.T., and a chord distance of 42.29 feet to a point of tangency; thence north 01 degrees 36 minutes 57 seconds east along a west line of said Lot 100 I.T., a distance of 72.45 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a delta angle of 54 degrees 08 minutes 38 seconds, a radius of 50.00 feet, an arc length of 47.25 feet, a chord bearing of north 25 degrees 27 minutes 22 seconds west along a southwest line of said Lot 100 I.T., and a chord distance of 45.51 feet to a point of tangency; thence north 52 degrees 31 minutes 41 seconds west along a southwest line of said Lot 100 I.T., a distance of 31.36 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a delta angle of 72 degrees 13 minutes 00 seconds, a radius of 50.00 feet, an arc length of 63.02 feet, a chord bearing of north 88 degrees 38 minutes 11 seconds west along a south line of said Lot 100 I.T., and a chord distance of 58.93 feet to a point of tangency; thence south 55 degrees 15 minutes 19 seconds west along a southeast line of said Lot 100 I.T., a distance of 138.69 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 11 degrees 35 minutes 59 seconds, a radius of 500.00 feet, an arc length of 101.23 feet, a chord bearing of south 61 degrees 03 minutes 18 seconds west along a southeast line of said Lot 100 I.T., and a chord distance of 101.05 feet to a point of tangency; thence south 66 degrees 51 minutes 18 seconds west along a southeast line of said Lot 100 I.T., a distance of 90.97 feet to the southwest corner of said Lot 100 I.T., said point being on the east line of South 91st street right-of-way, said point being a point of curvature of a non tangent curve; thence along a curve in a counter clockwise direction, having a delta angle of 08 degrees 33 minutes 10 seconds, a radius of 1,065.00 feet, an arc length of

158.98 feet, a chord bearing of north 22 degrees 36 minutes 06 seconds west along the west line of said Lot 100 I.T., said line being the east line of said right-of-way, and a chord distance of 158.83 feet to the point of beginning, said tract contains a calculated area of 2,017,371.6471 square feet or 46.3125 acres, more or less;

be and it hereby is transferred from the AG Agricultural District to the R-3 Residential District and is hereby made a part of the R-3 Residential District and governed by all the provisions and regulations pertaining to the R-3 Residential District.

Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A portion of Lot 36 I.T., a portion of Lot 71 I.T., and a portion of Lot 101 I.T., all located in the East Half of Section 23, Township 9 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, State of Nebraska, and more particularly described as follows:

Commencing at the northwest corner of said Lot 100 I.T.; thence southerly along a west line of said Lot 100 I.T., said line being an east line of South 91st Street right-of-way on an assumed bearing of south 27 degrees 39 minutes 47 seconds east, a distance of 54.44 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 09 degrees 20 minutes 16 seconds, a radius of 1,065.00 feet, an arc length of 173.57 feet, a chord bearing of south 22 degrees 59 minutes 38 seconds east along a west line of said Lot 100 I.T., said line being the east line of said right-of-way, and a chord distance of 173.38 feet to the northwest corner of said Lot 101 I.T., said point being the point of beginning; thence north 66 degrees 51 minutes 18 seconds east along a northwest line of said Lot 101 I.T., a distance of 90.97 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a delta angle of 11 degrees 35 minutes 59 seconds, a radius of 500.00 feet, an arc length of 101.23 feet, a chord bearing of north 61 degrees 03 minutes 18 seconds east along a northwest line of said Lot 101 I.T., and a chord distance of 101.05 feet to a point of tangency; thence north 55 degrees 15 minutes 19 seconds east along a northwest line of said Lot 101 I.T., a distance of 138.69 feet to a point of curvature; thence along

a curve in a clockwise direction, having a delta angle of 72 degrees 13 minutes 00 seconds, a radius of 50.00 feet, an arc length of 63.02 feet, a chord bearing of south 88 degrees 38 minutes 11 seconds east along a north line of said Lot 101 I.T., and a chord distance of 58.93 feet to a point of tangency; thence south 52 degrees 31 minutes 41 seconds east along a northeast line of said Lot 101 I.T., a distance of 31.36 feet to a point of curvature; thence along a curve in a clockwise direction, having a delta angle of 54 degrees 08 minutes 38 seconds, a radius of 50.00 feet, an arc length of 47.25 feet, a chord bearing of south 25 degrees 27 minutes 22 seconds east along a northeast line of said Lot 101 I.T., and a chord distance of 45.51 feet to a point of tangency; thence south 01 degrees 36 minutes 57 seconds west along an east line of said Lot 101 I.T., a distance of 72.45 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a delta angle of 50 degrees 02 minutes 26 seconds, a radius of 50.00 feet, an arc length of 43.67 feet, a chord bearing of south 23 degrees 24 minutes 16 seconds east along a northeast line of said Lot 101 I.T., and a chord distance of 42.29 feet to a point of tangency; thence south 48 degrees 25 minutes 29 seconds east along a northeast line of said Lot 101 I.T., a distance of 29.36 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a delta angle of 51 degrees 58 minutes 18 seconds, a radius of 50.00 feet, an arc length of 45.35 feet, a chord bearing of south 74 degrees 24 minutes 38 seconds east along a north line of said Lot 101 I.T., and a chord distance of 43.81 feet to a point; thence south 10 degrees 51 minutes 05 seconds east, a distance of 184.48 feet to a point; thence south 56 degrees 45 minutes 27 seconds west, a distance of 106.73 feet to a point; thence south 00 degrees 00 minutes 00 seconds west, a distance of 94.45 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a delta angle of 06 degrees 17 minutes 09 seconds, a radius of 477.00 feet, an arc length of 52.33 feet, a chord bearing of south 03 degrees 08 minutes 34 seconds east, and a chord distance of 52.30 feet to a point; thence south 83 degrees 42 minutes 51 seconds west, a distance of 96.00 feet to a point; thence north 46 degrees 20 minutes 45 seconds west, a distance of 30.16 feet to a point of curvature of a non tangent curve; thence along a curve in a clockwise direction, having a delta angle of 02 degrees 18 minutes 57 seconds, a radius of 581.00 feet, an arc length of 23.48 feet, a chord bearing of north 85 degrees 15 minutes 43 seconds west, and a chord distance of 23.48 feet to a point of tangency; thence north 84 degrees 06 minutes 15 seconds west, a distance of 204.69 feet to a point; thence south 49 degrees 44 minutes 20 seconds west, a distance of 27.71 feet

1 to a point of intersection with a west line of Lot 71 I.T., said point
2 being on the east line of South 91st street right-of-way, said point
3 being the point of curvature of a non tangent curve; thence along
4 a curve in a counter clockwise direction, having a delta angle of 22
5 degrees 26 minutes 42 seconds, a radius of 1,065.00 feet, an arc
6 length of 417.20 feet, a chord bearing of north 07 degrees 06
7 minutes 09 seconds west along a west line of said Lot 71 I.T., and
8 a west line of Lot 101 I.T., said line being the east line of said
9 right-of-way, and a chord distance of 414.54 feet to the point of
10 beginning, said tract contains a calculated area of 207,630.5656
11 square feet or 4.7665 acres, more or less;

12 be and it hereby is transferred from the AG Agricultural District to the O-3 Office Park District
13 and is hereby made a part of the O-3 Office Park District and governed by all the provisions and
14 regulations pertaining to the O-3 Office Park District.

15 Section 3. That this ordinance shall take effect and be in force from and after its
16 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2006:

Mayor